



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

Hoboken Planning Board
94 Washington Street
Hoboken, New Jersey 07030

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PLEASE TAKE NOTICE the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Tuesday, November 1, 2016 at 8:00PM** in the lower level conference room City Hall at 94 Washington Street, Hoboken, NJ 07030. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Boards, Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1) Meeting Called to Order**
- 2) Open Public Meeting Statement**
- 3) Roll Call**
- 4) Matters Scheduled for Review:**

Location: 605 Jackson Street and 628-632 Monroe Street (Block 74, Lots 3-20), 701 Harrison Street (Block 80, Lot 1.01; Block 81, Lot 2.01); and 700 Monroe Street (Block 81, Lot 3.01 currently designated in the tax records as COOOB and COOOC and portion of COOOA)

Case: HOP-16-25

Zone: Northwest Redevelopment Zone

Applicant: Monroe Center Hoboken Urban Renewal, LLC

Summary: The Applicant proposes to construct and develop 424 residential units, 10% of which will be affordable units, on the portion of the property identified as Block 80, Lot 1.01, along with approximately 25,500 s.f. of space for commercial/retail use, along with not less than 415 onsite parking spaces in a parking deck to serve the residential, commercial and transient uses of which 75 undesignated parking spaces will be available on a shared parking basis to tenants occupying real property within the Monroe Center area located at Block 81, Lot 3.01 (identified on the tax map as COOOA), otherwise sometimes referred to as Phase 1. In addition, the project will contain approximately 26,477 s.f. of property comprising a portion of Block 81, Lot 3.01 (identified on the tax map as COOOB), sometimes referred to as Phase 4, for utilization as a plaza for public programming events for the public, which is to be conveyed to the City, development and conveyance of property comprising a portion of Block 81, Lot 3.01 (identified on the tax map as COOOC), sometimes referred to as Monroe IV, to the City for utilization as a public park, and development and conveyance to the City of property sometimes referred to as the Jackson Street property, known as 605 Jackson Street and 628-632 Monroe Street, Block 74, Lots 3-20, for utilization as a public park, children's playground area and construction of a 6,835 s.f. gym near the Jubilee Center on the southern end of the property.

Attorney: Meryl A.G. Gonchar Esq.

Architect: Dean Marchetto

Planner: Edward V. Kolling

Decision:

6) Next Meeting Date: December 6, 2016

The above is a tentative agenda and as such is subject to change.

Formal Action May Be Taken

10/25/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Meryl Gonchar Esq.